

DEVELOPMENT CODE INDEX

ACCESS; ON-SITE, 3.7

Access to public right-of-way, 3.7.1

Dedication of public right-of-way, 3.7.3

Reciprocal access, 3.7.2

ACCESSORY DWELLING UNIT, 7.1

Compliance with site design regulations, 7.1.6

Design features, 7.1.7

Generally, 7.1.1

Location, 7.1.2

Occupation, 7.1.4

Primary entrance, 7.1.5

Size, 7.1.3

ADJUSTMENT, VARIANCE, NON-CONFORMING USE, MAJOR MODIFICATION

Adjustment, 10.2

Furtherance of another public purpose, 10.2.3

Natural conditions or practical difficulties, 10.2.1

Site design; consistency, 10.2.2

Major Modification to Existing or Approved Land Use, 10.5

Required, 10.5.1-10.5.7

Submittal, 10.5.8

Non-Conforming Uses, 10.4

Abandonment, 10.4.1

Compliance with criteria for variance, 10.4.2

Water quality resource area, 10.4.3

Scope, 10.1

Lot size averaging, 10.1.1

Variance, 10.3

Alteration of character of neighborhood, 10.3.3

Application; review, 10.3.8

Compatible with other uses, 10.3.5

Cure to hardship, 10.3.4

Floodplain regulation, 10.3.7

Literal enforcement; financial hardship, 10.3.2

Natural conditions or practical difficulties, 10.3.1

Preservation of natural resources, 10.3.6

APPLICATION AND APPROVAL CRITERIA FOR LAND USE, REZONE AND TEXT AMENDMENT

Application Requirements - BPO, IP, MDR, MDDO, OP, PRD Uses, 4.2

Architectural drawings, 4.2.12

Community Development conference, 4.2.16

Contour lines, 4.2.3

Costs and professional fees, 4.2.17

Effect on public facilities and services, 4.2.14

Location, 4.2.2

Location and dimension of public rights-of way, easements and the like, 4.2.4

Location of land that may be platted, 4.2.10

Natural features, 4.2.8

Ownership or other interest, 4.2.1

Proposed access, 4.2.5

Site assessment, 4.2.15

Site data, 4.2.11

Traffic impact analysis, 4.2.13

Trees, 4.2.7

Uses of property; existing, 4.2.6

- Watercourses; existing, 4.2.9
- Application Requirements - Land Uses in NR and NRO Districts, 4.5
 - Fill areas, 4.5.3
 - High water mark, 4.5.4
 - Location of structures, 4.5.2
 - Plans drawn to scale, 4.5.1
- Approval Criteria - BPO, IP, OP Land Use Application, 4.4
 - Availability of public improvements, 4.4.3
 - Building elevations, exterior materials, colors and finishes, 4.4.6
 - Conformity to site design standards, 4.4.2
 - Degradation of transportation facilities, 4.4.4
 - Landscaping, 4.4.5
 - Permitted use, 4.4.1
- Approval Criteria - Land Uses in NR and NRO Districts, 4.6
 - No adverse affect, 4.6.3
 - No change in flow of waters, 4.6.1
 - No reduction in capacity of flood management area, 4.6.2
- Approval Criteria - MDDO, MDR and PRD Land Use Application, 4.3
 - Compliance with land use comprehensive plan, 4.3.7
 - No degradation of transportation facilities, 4.3.6
 - Preservation of natural resource areas, 4.3.4
 - Proposed use, 4.3.1
 - Public improvements, 4.3.3
 - Site development conformity, 4.3.2
 - Tree preservation, 4.3.5

APPLICATION AND APPROVAL CRITERIA FOR LAND USE, REZONE AND TEXT AMENDMENT (Cont=d)

Conditional Use Application, 4.7

Approval with conditions, 4.7.5

Conditions of approval, 4.7.4

Dimensions and existing improvements, 4.7.1

No alteration of surrounding area, 4.7.3

Public and private infrastructure, 4.7.2

Rezone Application, 4.8

Applicant submittals, 4.8.1

Rezoning and employment, 4.8.2

Scope, 4.1

Text Amendment Application, 4.9

Applicant submittals, 4.9.2

Approval, 4.9.1

Criteria for decision, 4.9.3

Text Amendment or Rezone Affecting Transportation Facility, 4.10

Coordination with others affected, 4.10.1

Elements of significant impact, 4.10.2

Remedies, 4.10.3

APPLICATION REQUIREMENTS

BPO, IP, MDR, MDDO, OP, PRD Uses, 4.2

Architectural drawings, 4.2.12

Community Development conference, 4.2.16

Contour lines, 4.2.3

Costs and professional fees, 4.2.17

Effect on public facilities and services, 4.2.14

Location, 4.2.2

Location and dimension of public rights-of way, easements and the like, 4.2.4

Location of land that may be platted, 4.2.10

Natural features, 4.2.8

Ownership or other interest, 4.2.1

Proposed access, 4.2.5

Site assessment, 4.2.15

Site data, 4.2.11

Traffic impact analysis, 4.2.13

Trees, 4.2.7

Uses of property; existing, 4.2.6

Watercourses; existing, 4.2.9

Land Uses in NR and NRO Districts, 4.5

Fill areas, 4.5.3

High water mark, 4.5.4

Location of structures, 4.5.2

Plans drawn to scale, 4.5.1

APPLICATION REQUIREMENTS; LAND DIVISIONS, 8.2

Additional requirements, 8.2.7

Contour lines, 8.2.5

Existing uses of property, 8.2.3

Location of temporary bench mark, 8.2.6

Ownership or other interest in property, 8.2.1

Proposed lot lines, 8.2.4

Vicinity map, 8.2.2

APPROVAL CRITERIA

BPO, IP, OP Land Use Application, 4.4

Availability of public improvements, 4.4.3

Building elevations, exterior materials, colors and finishes, 4.4.6

Conformity to site design standards, 4.4.2

Degradation of transportation facilities, 4.4.4

Landscaping, 4.4.5

Permitted use, 4.4.1

Land Uses in NR and NRO Districts, 4.6

No adverse affect, 4.6.3

No change in flow of waters, 4.6.1

No reduction in capacity of flood management area, 4.6.2

MDDO, MDR and PRD Land Use Application, 4.3

Compliance with land use comprehensive plan, 4.3.7

No degradation of transportation facilities, 4.3.6

Preservation of natural resource areas, 4.3.4

Proposed use, 4.3.1

Public improvements, 4.3.3

Site development conformity, 4.3.2

Tree preservation, 4.3.5

BUSINESS PARK OVERLAY (BPO) DISTRICT, 2.13

Application Requirements - BPO, IP, MDR, MDDO, OP, PRD Uses, 4.2

Approval Criteria - BPO, IP, OP Land Use Application, 4.4

Comprehensive Sign Program - OP, IP and BPO Districts, 6.7

Elevation drawings, 6.7.2

Plot plan, 6.7.1

Conditional uses, 2.13.2

Permitted uses, 2.13.1

COMPREHENSIVE LAND USE PLAN, 1.1.1

COMPREHENSIVE SIGN PROGRAM - OP, IP AND BPO DISTRICTS, 6.7

Elevation drawings, 6.7.2

Plot plan, 6.7.1

CONDITIONAL USE APPLICATION, 4.7

Approval with conditions, 4.7.5

Conditions of approval, 4.7.4

Dimensions and existing improvements, 4.7.1

No alteration of surrounding area, 4.7.3

Public and private infrastructure, 4.7.2

DEFINITIONS

As used in this Code the following words and phrases mean, 12.2

Generally, 12.1

DURHAM COMPREHENSIVE LAND USE PLAN, 1.1.1

EXPEDITED LAND DIVISION, 8.6

State law to control, 8.6.1

FINAL PLAT APPROVAL, 8.7

Survey and geographical detail, 8.7.1

FLOOD MANAGEMENT AREA, 7.2

Altered watercourse, 7.2.5

Crawl space, 7.2.13

Critical facilities, 7.2.12

Elevation data, 7.2.3

Floodway, 7.2.11

Interpretations, 7.2.6

Lowest floor, 7.2.9

Manufactured homes and RVs, 7.2.10

Minimize potential damage, 7.2.8

No elevation data, 7.2.4

Public notice, 7.2.2

Scope, 7.2.1

Special flood hazards, 7.2.7

HOME OCCUPATION, 7.3

Application, 7.3.7

Fumes, light, noise, odor or vibration, 7.3.6

Incidental use, 7.3.2

Off-street parking, 7.3.5

Outside appearance of dwelling unit, 7.3.3

Prohibition, 7.3.1

Signs, 6.4

 Location; size, 6.4.1

Vehicular trips, 7.3.4

INDUSTRIAL PARK (IP) DISTRICT, 2.11

Application Requirements - BPO, IP, MDR, MDDO, OP, PRD Uses, 4.2

Approval Criteria - BPO, IP, OP Land Use Application, 4.4

Comprehensive Sign Program - OP, IP and BPO Districts, 6.7

 Elevation drawings, 6.7.2

 Plot plan, 6.7.1

Conditional uses, 2.11.2

Permitted uses, 2.11.1

LAND DIVISION REVIEW PROCESS, 8.8

Application, 8.8.2

Approval, 8.8.3

Process set out in ORS 197.360 *et seq.*, 8.8.1

LAND DIVISIONS

Application Requirements, 8.2

Additional requirements, 8.2.7

Contour lines, 8.2.5

Existing uses of property, 8.2.3

Location of temporary bench mark, 8.2.6

Ownership or other interest in property, 8.2.1

Proposed lot lines, 8.2.4

Vicinity map, 8.2.2

Approval Criteria for Tentative Plan, 8.3

City consideration, 8.3.9

Compliance with code, 8.3.7

Dimensions, 8.3.1

Existing and planned bicycle, motor vehicle and pedestrian rights-of-way, 8.3.3

Oversized lots, 8.3.2

Permits; obtained, 8.3.6

Plat name and proposed street names, 8.3.8

Proposed dedications, 8.3.4

Public utilities, 8.3.5

Expedited Land Division, 8.6

State law to control, 8.6.1

Final Plat Approval, 8.7

Survey and geographical detail, 8.7.1

Land Division Review Process, 8.8

Application, 8.8.2

Approval, 8.8.3

Process set out in ORS 197.360 *et seq.*, 8.8.1

Lot Legalization, 8.5

City review, 8.5.1

Final land division, 8.5.3

If less than all owners applied, 8.5.2

LAND DIVISIONS (Cont=d)

Property Line Adjustment, 8.4

Critical public facilities and services, 8.4.3

Dimensions of all lots, 8.4.1

Not in conflict with prior land use, 8.4.2

Parcel that lies in multiple zoning districts, 8.4.5

Pedestrian and vehicle access, 8.4.4

Relation to State Law, 8.1

Definitions, 8.1.1

LEGISLATIVE (TYPE 4) PROCESS, 9.10

City Council and Planning Commission actions, 9.10.2

Criteria for approval, 9.10.5

Decision to be sent, 9.10.7

Notice of decision, 9.10.6

Notice of hearing to be sent, 9.10.3

Notice of hearing to include, 9.10.4

Private application for test or map amendment, 9.10.1

Table of applications, process and code references, 9.10.9

Time frame, 9.10.8

LIVE-WORK RESIDENCE, 7.4

Compliance with site design and structural requirements, 7.4.2

Conditional use, 7.4.1

Parking allowance, 7.4.3

LOT LEGALIZATION, 8.5

City review, 8.5.1

Final land division, 8.5.3

If less than all owners applied, 8.5.2

MAJOR MODIFICATION TO EXISTING OR APPROVED LAND USE, 10.5

Required, 10.5.1-10.5.7

Submittal, 10.5.8

MATERIAL USES, 2.16

MOBILE AND MANUFACTURED HOUSING, 7.5

Compliance with site design standards, 7.5.1

Design features, 7.5.2

MULTI-DWELLING DESIGN OVERLAY (MDDO) DISTRICT, 2.10

Application Requirements - BPO, IP, MDR, MDDO, OP, PRD Uses, 4.2

Application, 2.10.1

MULTI-DWELLING DESIGN OVERLAY (MDDO) DISTRICT (Cont=d)

Approval Criteria - MDDO, MDR and PRD Land Use Application, 4.3

Permitted and conditional uses, 2.10.2

MULTI-DWELLING RESIDENTIAL (MDR) DISTRICT, 2.9

Application Requirements - BPO, IP, MDR, MDDO, OP, PRD Uses, 4.2

Approval Criteria - MDDO, MDR and PRD Land Use Application, 4.3

Conditional uses, 2.9.2

Permitted uses, 2.9.1

NATURAL RESOURCES (NR) DISTRICT, 2.14

Application Requirements - Land Uses in NR and NRO Districts, 4.5

Approval Criteria - Land Uses in NR and NRO Districts, 4.6

Permitted uses, 2.14.1

NATURAL RESOURCES OVERLAY (NRO) DISTRICT, 2.15

Application Requirements - Land Uses in NR and NRO Districts, 4.5

Approval Criteria - Land Uses in NR and NRO Districts, 4.6

Permitted uses, 2.15.1

NON-CONFORMING USES, 10.4

Abandonment, 10.4.1

Compliance with criteria for variance, 10.4.2

Water quality resource area, 10.4.3

NONPERMITTED USES, 2.17

Accessory uses

Front or side yard, 2.17.1

Storage sheds, 2.17.2

OFF-STREET PARKING, 3.7

Bicycle parking facilities, 3.7.6C3.7.9

Off-street parking, 3.7.4

Off-street parking spaces, 3.7.5

OFFICE PARK (OP) DISTRICT, 2.12

Application Requirements - BPO, IP, MDR, MDDO, OP, PRD Uses, 4.2

Approval Criteria - BPO, IP, OP Land Use Application, 4.4

Comprehensive Sign Program - OP, IP and BPO Districts, 6.7

- Elevation drawings, 6.7.2

- Plot plan, 6.7.1

- Conditional uses, 2.12.2

- Permitted uses, 2.12.1

OVERLAY ZONING DISTRICTS, 2.5

PERMIT PROCESS; SIGNS, 6.8

- Other Districts, 6.6

- Directory sign, 6.6.2

- Monument sign, 6.6.1

- Wall sign, 6.6.3

- Review of application, 6.8.1

- SDR, MDR and MDDO Districts, 6.5

- Comprehensive sign program, 6.5.2

- Monument sign, 6.5.1

PLANNED RESIDENTIAL DEVELOPMENT, 2.6

- Application Requirements - BPO, IP, MDR, MDDO, OP, PRD Uses, 4.2

- Approval Criteria - MDDO, MDR and PRD Land Use Application, 4.3

PLANNING COMMISSION, 1.4

- Composition, 1.4.1

- New members, 1.4.2

- Procedures for review and decision of land use, 1.4.5

- Public meetings, 1.4.4

- Vacancy, 1.4.3

PRE-APPLICATION CONFERENCE, 9.2

City's failure to provide information, 9.2.2

Considerations, 9.2.1

PROCEDURES

Appeal of Type 1, 2 or 3 Decision, 9.9

Appeal by City Council, 9.9.3

Conduct of hearing, 9.9.4

Contents of notice of appeal, 9.9.1

Council review of Type 1, 2 or 3 decision, 9.9.6

Notice of decision, 9.9.5

Time frame, 9.9.2

Completeness, 9.4

Approval or denial on standards and criteria applicable at time application was
first submitted, 9.4.4

Deemed complete, 9.4.1

Denial on grounds incomplete, 9.4.3

Time frame, 9.4.2

Type 3 application completeness, 9.4.5

Conditions of approval, 9.8

Certain conditions, 9.8.2

Conditions on phased land division or phased development, 9.8.3

Criterion for approval, 9.8.1

PROCEDURES (Cont=d)

Legislative (Type 4) Process, 9.10

City Council and Planning Commission actions, 9.10.2

Criteria for approval, 9.10.5

Decision to be sent, 9.10.7

Notice of decision, 9.10.6

Notice of hearing to be sent, 9.10.3

Notice of hearing to include, 9.10.4

- Private application for test or map amendment, 9.10.1
- Table of applications, process and code references, 9.10.9
- Time frame, 9.10.8
- Narrative Required, 9.3
- Pre-Application Conference, 9.2
 - City=s failure to provide information, 9.2.2
 - Considerations, 9.2.1
- Statutory Terms, 9.1
 - City designation, 9.1.3
 - Limited land use, 9.1.1
 - Quasi judicial land use, 9.1.2
- Type 1 Process, 9.5
 - Criteria for approval, 9.5.2
 - Decision to be mailed, 9.5.4
 - Notice, 9.5.3
 - Time frame. 9.5.5
 - Type 1 defined, 9.5.1
- Type 2 Process, 9.6
 - Criteria for approval, 9.6.4
 - Decision to be mailed, 9.6.6
 - Notice, 9.6.5
 - Notice to be sent after deemed complete and prior to any decision, 9.6.2
 - Requirements, 9.6.3
 - Time frame, 9.6.7
 - Type 2 defined, 9.6.1
- Type 3 Process, 9.7
 - Applicant=s burden of proof, 9.7.15
 - Application review, 9.7.14
 - Conduct of Type 3 hearing, 9.7.4

Continuance of Type 3 hearing, 9.7.5

Criteria for approval, 9.7.7-9.7.11

Decision to be mailed, 9.7.13

Notice of decision, 9.7.12

Notice of hearing, 9.7.1

Opening statement, 9.7.3

Requirements, 9.7.2

Time for Type 3 decision, 9.7.6

PROPERTY LINE ADJUSTMENT, 8.4

Critical public facilities and services, 8.4.3

Dimensions of all lots, 8.4.1

Not in conflict with prior land use, 8.4.2

Parcel that lies in multiple zoning districts, 8.4.5

Pedestrian and vehicle access, 8.4.4

PUBLIC FACILITIES; REQUIRED; UNDERGROUNDING, 3.8

Aerial utilities, 3.8.6

City Engineer to determine fee, 3.8.5

Fee in lieu of undergrounding, 3.8.4

Moneys collected, 3.8.7

Public utilities, 3.8.3

Public water supply, 3.8.1

Sanitary and storm sewerage systems, 3.8.2

PURPOSE, SCOPE AND ADMINISTRATION

Administration, 1.3

Purpose, 1.1

Durham Comprehensive Land Use Plan, 1.1.1

Planning Commission, 1.4

- Composition, 1.4.1

- New members, 1.4.2

- Procedures for review and decision of land use, 1.4.5

- Public meetings, 1.4.4

- Vacancy, 1.4.3

- Precedence, 1.5

- Provisions Severable, 1.6

- Scope, 1.2

RELIGIOUS LAND USE, 7.6

- Conditional use, 7.6.2

- Definition, 7.6.1

- Time and expense of property search and city=s application, 7.6.4

- Waiver, 7.6.3

REZONE APPLICATION, 4.8

- Applicant submittals, 4.8.1

- Rezoning and employment, 4.8.2

SIGN REGULATION

- Comprehensive Sign Program - OP, IP and BPO Districts, 6.7

- Elevation drawings, 6.7.2

- Plot plan, 6.7.1

SIGN REGULATION (Cont=d)

- Home Occupation Signs, 6.4

- Location; size, 6.4.1

- Prohibited Signage Features, 6.2

- Display faces, 6.2.8

- External illumination, 6.2.2

Freestanding, 6.2.4

Freestanding, public right-of-way, 6.2.5

Highest point projection, 6.2.3

Internal illumination, 6.2.1

Stand, 6.2.6

Stand, public right-of-way, 6.2.7

Scope, 6.1

Major modification defined, 6.1.1

Permitted use, 6.1.2

Signs Allowed Without Permit, 6.3

Placement on window or door, 6.3.3

Private property, 6.3.2

Public right-of-way, 6.3.1

Sign not specifically in development permit, 6.3.4

Sign Permit Process, 6.8

Review of application, 6.8.1

Signs Requiring Permit - Other Districts, 6.6

Directory sign, 6.6.2

Monument sign, 6.6.1

Wall sign, 6.6.3

Signs Requiring Permit - SDR, MDR and MDDO Districts, 6.5

Comprehensive sign program, 6.5.2

Monument sign, 6.5.1

SIGNAGE FEATURES; PROHIBITED, 6.2

Display faces, 6.2.8

External illumination, 6.2.2

Freestanding, 6.2.4

Freestanding, public right-of-way, 6.2.5

Highest point projection, 6.2.3

Internal illumination, 6.2.1

Stand, 6.2.6

Stand, public right-of-way, 6.2.7

SIGNS ALLOWED WITHOUT PERMIT, 6.3

Placement on window or door, 6.3.3

Private property, 6.3.2

Public right-of-way, 6.3.1

Sign not specifically in development permit, 6.3.4

SINGLE DWELLING RESIDENTIAL (SDR) DISTRICT, 2.8

Conditional uses, 2.8.2

Permitted uses, 2.8.1

SITE AND DESIGN STANDARDS

On-Site Access and Off-Street Parking, 3.7

Access to public right-of-way, 3.7.1

Bicycle parking facilities, 3.7.6C3.7.9

Dedication of public right-of-way, 3.7.3

Off-street parking, 3.7.4

Off-street parking spaces, 3.7.5

Reciprocal access, 3.7.2

Required Public Facilities and Undergrounding, 3.8

Aerial utilities, 3.8.6

City Engineer to determine fee, 3.8.5

Fee in lieu of undergrounding, 3.8.4

Moneys collected, 3.8.7

Public utilities, 3.8.3

Public water supply, 3.8.1

Sanitary and storm sewerage systems, 3.8.2

Site Design in the BPO District, 3.6

Dimensions, 3.6.1

Other features, 3.6.2

Site Design in MDDO District, 3.3

Density and height bonuses, 3.3.4

Design features defined, 3.3.4.1-3.3.4.8

Setbacks

Generally, 3.3.1

Reduced front setbacks, 3.3.2

Multiple parcels, 3.3.3

Table of MDDO design features, 3.3.5

Site Design in Planned Residential Developments, 3.2

Common open space, 3.2.4

Compatibility, 3.2.5

Lot size; minimum, 3.2.2

Minimum area allowable for development, 3.2.1

Setback; minimum, 3.2.3

Surrounding properties, 3.2.6

Standard Site Design in IP District, 3.5

Dimensions, 3.5.1

Other features, 3.5.2

Standard Site Design in OP District, 3.4

Dimensions, 3.4.1

Other features, 3.4.2

SITE AND DESIGN STANDARDS (Cont=d)

Standard Site Design in Residential Zones, 3.1

Building height; maximum, 3.1.4

Common open space, 3.1.8

Fences, 3.1.7

- Front setback; minimum, 3.1.3
- Lot frontage, minimum, 3.1.5
- Maximum density, 3.1.2
- Minimum density, 3.1.1
- Open space requirement; waiver, 3.1.9
- Residential structures; setback, 3.1.6

Street Design, 3.9

- Alternate street and paved surface designs to protect natural resources, 3.9.4
- Bicycle and pedestrian access, 3.9.3
- Private streets, 3.9.5
- Standard street design, 3.9.1
- Street configuration, 3.9.2

STREET DESIGN, 3.9

- Alternate street and paved surface designs to protect natural resources, 3.9.4
- Bicycle and pedestrian access, 3.9.3
- Private streets, 3.9.5
- Standard street design, 3.9.1
- Street configuration, 3.9.2

SUPPLEMENTAL LAND USE REGULATIONS

Accessory Dwelling Unit, 7.1

- Compliance with site design regulations, 7.1.6
- Design features, 7.1.7
- Generally, 7.1.1
- Location, 7.1.2
- Occupation, 7.1.4
- Primary entrance, 7.1.5
- Size, 7.1.3

Flood Management Area, 7.2

Altered watercourse, 7.2.5

Crawl space, 7.2.13

Critical facilities, 7.2.12

Elevation data, 7.2.3

Floodway, 7.2.11

Interpretations, 7.2.6

Lowest floor, 7.2.9

Manufactured homes and RVs, 7.2.10

SUPPLEMENTAL LAND USE REGULATIONS (Cont=d)

Flood Management Area (Cont=d)

Minimize potential damage, 7.2.8

No elevation data, 7.2.4

Public notice, 7.2.2

Scope, 7.2.1

Special flood hazards, 7.2.7

Home Occupation, 7.3

Application, 7.3.7

Fumes, light, noise, odor or vibration, 7.3.6

Incidental use, 7.3.2

Off-street parking, 7.3.5

Outside appearance of dwelling unit, 7.3.3

Prohibition, 7.3.1

Vehicular trips, 7.3.4

Live-Work Residence, 7.4

Compliance with site design and structural requirements, 7.4.2

Conditional use, 7.4.1

Parking allowance, 7.4.3

Mobile and Manufactured Housing, 7.5

Compliance with site design standards, 7.5.1

- Design features, 7.5.2
- Religious land use, 7.6
 - Conditional use, 7.6.2
 - Definition, 7.6.1
 - Time and expense of property search and city=s application, 7.6.4
 - Waiver, 7.6.3
- Temporary uses, 7.7
 - Application, 7.7.5
 - Application and expiration, 7.7.1
 - Compliance with site design requirements, 7.7.2
 - Conditions attached to permit, 7.7.3
 - Temporary use of property platted for residential subdivision, 7.7.4
- Transferable density, 7.8
 - Notice and consent to proposed transfer, 7.8.5
 - Protection of natural resources, 7.8.2
 - Request, 7.8.1
 - Restricted by recorded covenants, 7.8.4
 - Transfer, 7.8.3
- Wind and Solar Energy Generators. (Reserved), 7.9
- Wireless communication facilities (WCF), 7.10
 - Conditional use; application, 7.10.4
 - Design features, 7.10.2
 - Scope, 7.10.1
 - Situs, 7.10.3

SUPPLEMENTAL USE REGULATIONS, 2.7

TEMPORARY USES, 7.7

- Application, 7.7.5

- Application and expiration, 7.7.1

- Compliance with site design requirements, 7.7.2

- Conditions attached to permit, 7.7.3

- Temporary use of property platted for residential subdivision, 7.7.4

TENTATIVE PLAN; APPROVAL CRITERIA FOR, 8.3

- City consideration, 8.3.9

- Compliance with code, 8.3.7

- Dimensions, 8.3.1

- Existing and planned bicycle, motor vehicle and pedestrian rights-of-way, 8.3.3

- Oversized lots, 8.3.2

- Permits; obtained, 8.3.6

- Plat name and proposed street names, 8.3.8

- Proposed dedications, 8.3.4

- Public utilities, 8.3.5

TEXT AMENDMENT APPLICATION, 4.9

- Applicant submittals, 4.9.2

- Approval, 4.9.1

- Criteria for decision, 4.9.3

- Text Amendment or Rezone Affecting Transportation Facility, 4.10

 - Coordination with others affected, 4.10.1

 - Elements of significant impact, 4.10.2

 - Remedies, 4.10.3

TIME LIMITATIONS; ENFORCEMENT

Compliance with Conditions, 11.6

Extensions of Time, 11.3

Approval, 11.3.3

Criteria of approval, 11.3.4

Material change, 11.3.2

One year extension, 11.3.1

Remedy for Non-Payment, 11.5

Security for Construction and Maintenance, 11.4

Defects in material; maintenance bond, 11.4.2

Form of maintenance bond, 11.4.4

Required landscaping or replacement tree; maintenance bond; 11.4.3

Surety or other third party, 11.4.1

Vesting, 11.2

Act performed by owner, 11.2.3

Application, 11.2.6

TIME LIMITATIONS; ENFORCEMENT (Cont=d)

Vesting (Cont=d)

Approval of final plat, 11.2.5

Expenses related to project to be completed, 11.2.2

Landowner=s good faith, 11.2.4

Ratio of expenses, 11.2.1

Violation, 11.7

When Approvals Expire, 11.1

Action to vest permit or approval, 11.1.2

City approval of extension, 11.1.3

Different expiration is stated, 11.1.1

TRANSFERABLE DENSITY, 7.8

Notice and consent to proposed transfer, 7.8.5

Protection of natural resources, 7.8.2

Request, 7.8.1

Restricted by recorded covenants, 7.8.4

Transfer, 7.8.3

TREE PRESERVATION PLAN, 5.7

Dies between two and five years, 5.7.2

Replacement time frame, 5.7.3

Varying site design, 5.7.1

TREE PROTECTION

Application Detail, 5.5

Criteria to grant permit, 5.5.2

Permit; effective, 5.5.1

Application Required, 5.3

Emergency provisions, 5.3.1

Preservation Required, 5.4

Scope, 5.1

Tree Care Standards, 5.2

Tree Permit Process, 5.8

Tree Preservation Plan, 5.7

Dies between two and five years, 5.7.2

Replacement time frame, 5.7.3

Varying site design, 5.7.1

Tree Replacement, 5.6

Minimum diameter, 5.6.2

Native conifers, 5.6.1

Planting, 5.6.3

Site, 5.6.5

Time frame, 5.6.4

TYPE 1 PROCESS, 9.5

- Criteria for approval, 9.5.2
- Decision to be mailed, 9.5.4
- Notice, 9.5.3
- Time frame. 9.5.5
- Type 1 defined, 9.5.1

TYPE 2 PROCESS, 9.6

- Criteria for approval, 9.6.4
- Decision to be mailed, 9.6.6
- Notice, 9.6.5
- Notice to be sent after deemed complete and prior to any decision, 9.6.2
- Requirements, 9.6.3
- Time frame, 9.6.7
- Type 2 defined, 9.6.1

TYPE 3 PROCESS, 9.7

- Applicant=s burden of proof, 9.7.15
- Application review, 9.7.14
- Conduct of Type 3 hearing, 9.7.4
- Continuance of Type 3 hearing, 9.7.5
- Criteria for approval, 9.7.7C9.7.11
- Decision to be mailed, 9.7.13
- Notice of decision, 9.7.12
- Notice of hearing, 9.7.1
- Opening statement, 9.7.3
- Requirements, 9.7.2
- Time for Type 3 decision, 9.7.6

UNDERGROUNDING AND REQUIRED PUBLIC FACILITIES, 3.8

- Aerial utilities, 3.8.6
- City Engineer to determine fee, 3.8.5
- Fee in lieu of undergrounding, 3.8.4
- Moneys collected, 3.8.7
- Public utilities, 3.8.3
- Public water supply, 3.8.1
- Sanitary and storm sewerage systems, 3.8.2

VARIANCES, 10.3

- Alteration of character of neighborhood, 10.3.3
- Application; review, 10.3.8
- Compatible with other uses, 10.3.5
- Cure to hardship, 10.3.4
- Floodplain regulation, 10.3.7
- Literal enforcement; financial hardship, 10.3.2

VARIANCES (Cont=d)

- Natural conditions or practical difficulties, 10.3.1
- Preservation of natural resources, 10.3.6

WIND AND SOLAR ENERGY GENERATORS. (RESERVED), 7.9

WIRELESS COMMUNICATION FACILITIES (WCF), 7.10

- Conditional use; application, 7.10.4
- Design features, 7.10.2
- Scope, 7.10.1
- Situs, 7.10.3

ZONING DISTRICTS

- Business Park Overlay (BPO) District, 2.13
 - Conditional uses, 2.13.2
 - Permitted uses, 2.13.1
- Industrial Park (IP) District, 2.11
 - Conditional uses, 2.11.2
 - Permitted uses, 2.11.1
- Introduction, 2.1
- Materially Similar Uses, 2.16
 - Material uses, 2.16.1
- Multi-Dwelling Design Overlay (MDDO) District, 2.10
 - Application, 2.10.1
 - Permitted and conditional uses, 2.10.2
- Multi-Dwelling Residential (MDR) District, 2.9
 - Conditional uses, 2.9.2
 - Permitted uses, 2.9.1
- Natural Resources (NR) District, 2.14
 - Permitted uses, 2.14.1
- Natural Resources Overlay (NRO) District, 2.15
 - Permitted uses, 2.15.1
- Office Park (OP) District, 2.12
 - Conditional uses, 2.12.2
 - Permitted uses, 2.12.1
- Overlay zoning districts, 2.5
- Planned Residential Development, 2.6
- Single Dwelling Residential (SDR) District, 2.8
 - Conditional uses, 2.8.2
 - Permitted uses, 2.8.1
- Supplemental Use Regulations, 2.7
- Table of Land Uses and Zoning Districts, 2.18

Use permitted as conditional, 2.4

Use permitted outright, 2.3

More than one allowable use, 2.3.1

ZONING DISTRICTS (Cont=d)

Uses Not Permitted, 2.17

Accessory uses

Front or side yard, 2.17.1

Storage sheds, 2.17.2

Zoning Map, 2.2

Zone boundary, 2.2.1